

Kingston 60145

ZIP code · IL · Illinois · DeKalb County · Kingston

BALANCED MARKET

\$278K

MEDIAN SALE PRICE

+71.1%

1-YR CHANGE

22

SALES (12 MO)

\$318K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



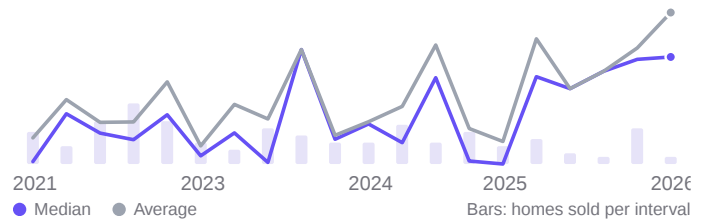
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$345K · Average \$410K

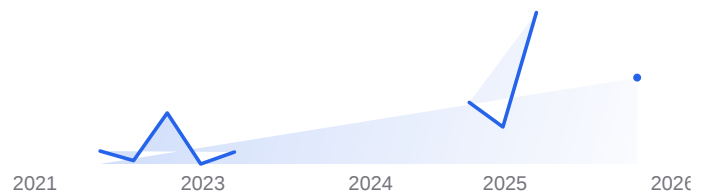
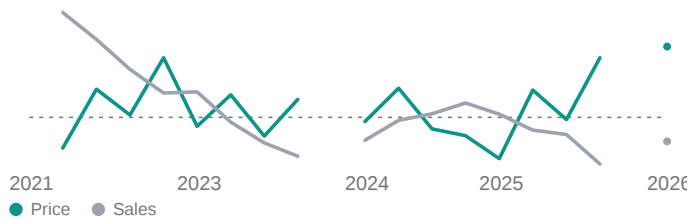


Growth (year over year)

Price +71.1% · Sales -24.1%

Price per square foot

\$256/ft²

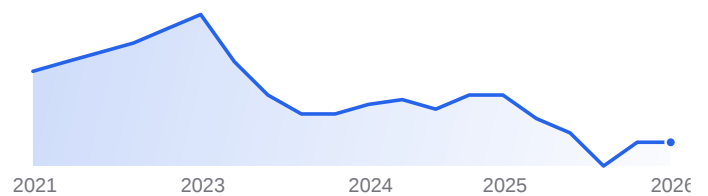
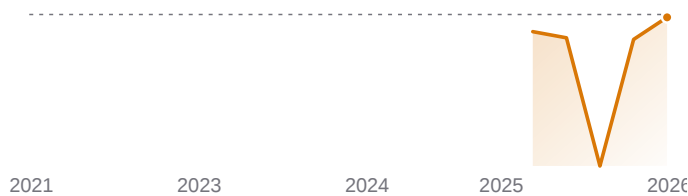


Sale premium vs estimated value

-0.5%

Annual turnover (share of homes sold)

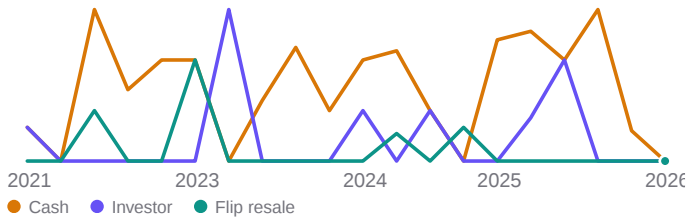
2.4%



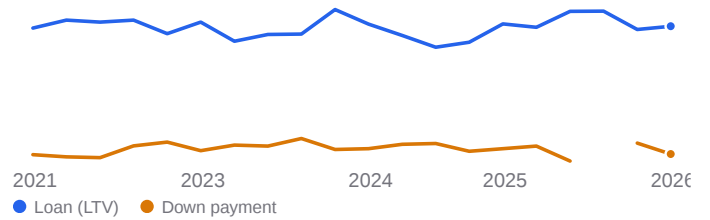
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 5.0%



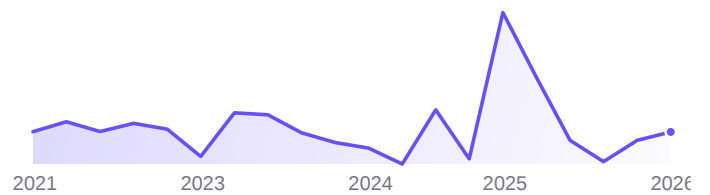
Sellers who sold at a gain

100%



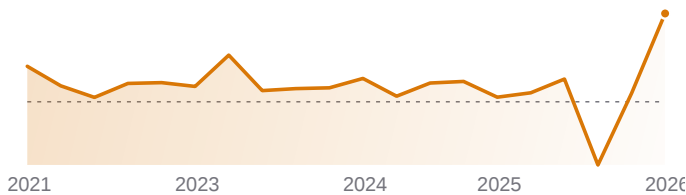
Typical hold before selling

5.9 yrs



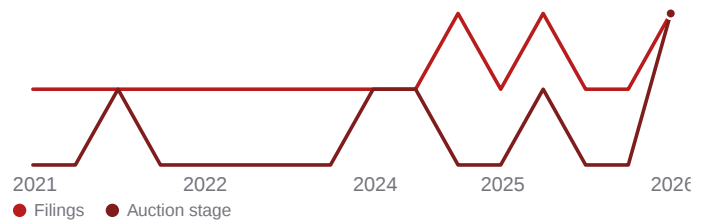
Median annualized return at resale

+35.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	912
Median value (AVM)	\$318K
Median size	1,637 ft²
Median bedrooms	3
Median year built	1980
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.2%
Owner occupied	84%
Company owned	18%
Median loan-to-value	48%
Typical ownership tenure	14.2 yrs

COMMUNITY

Population	2,983
Density	85 / mi²
Median household income	\$93K
Average household income	\$114K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	45
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	8.5%
Unemployment	1.7%
Average temp	48°F
Annual precip	36 in
Sunshine	52%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.